

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14684, of Roy L. Stuart, pursuant to 11 DCMR 3108.1, for a special exception under Section 303 to establish a community residence facility for 10 residents and one staff where there is another community based residential facility for five (5) or more persons in the same square or within a radius of 500 feet from any portion of the subject property under Paragraph 350.4(f) in an R-5-A District at premises 4005 - 4th Street, S.E., (Square 6167, Lot 40).

HEARING DATE: December 9, 1987
DECISION DATE: January 6, 1988

FINDINGS OF FACT:

1. The property is located on the west side of 4th Street between Atlantic and Chesapeake Streets and is known as premises 4005 - 4th Street, S.E. It is zoned R-5-A.

2. The property is rectangular in shape and is developed with a two-story, semi-detached structure. The adjoining semi-detached structure is currently occupied as a community residential facility for fourteen residents and one staff.

3. The applicant proposes to establish a community residential facility at the subject site for ten residents and one staff. The proposed community residential facility would be a crisis residential facility for clients who are experiencing psychiatric problems that require stabilization but who do not require inpatient hospitalization.

4. The proposed community residential facility requires special exception relief from the provisions of 11 DCMR 303.7 which provides that the Board may approve more than one community residential facility in a square or within 500 feet only when the Board finds that the cumulative effect of the facilities will not have an adverse impact on the neighborhood because of traffic, noise or operations.

5. The applicant testified that the proposed facility will be operated in cooperation with Community Connections, a private, non-profit organization which currently operates the adjacent facility at 4001 - 4th Street, S.E. There was no representative of Community Connections present at the public hearing.